

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
STAFF REPORT 13**

**CASE NUMBER:Z 10-110 L.U.C.B. MEETING: August 12, 2010**

**LOCATION:** Southwest corner of North Dunlap Street and Mosby Avenue; extending eastward to Ashland Street

**COUNCIL DISTRICT:** 7

**SUPER DISTRICT:** 8

**OWNER OF RECORD / APPLICANT:** Methodist Healthcare-Memphis Hospitals  
(Cato Johnson)

**REPRESENTATIVE:** Methodist Healthcare-Memphis HospitalsSR Consulting, LLC  
(Cindy Reaves)

**REQUEST:** Change zoning from Multiple Dwelling Residential (R-MM)and Local Commercial (C-L) with a Winchester Park (WP) and Medical Center Overlay (MO) Districts to the Hospital (H) Distrtict

**AREA:** 2.5 Acres

**EXISTING LAND USE & ZONING:**Vacant land in the Multiple Dwelling Residential (R-MM) and Local Commercial (C-L) with the Winchester Park (WP) and Medical Center (MO) Overlay Districts

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**

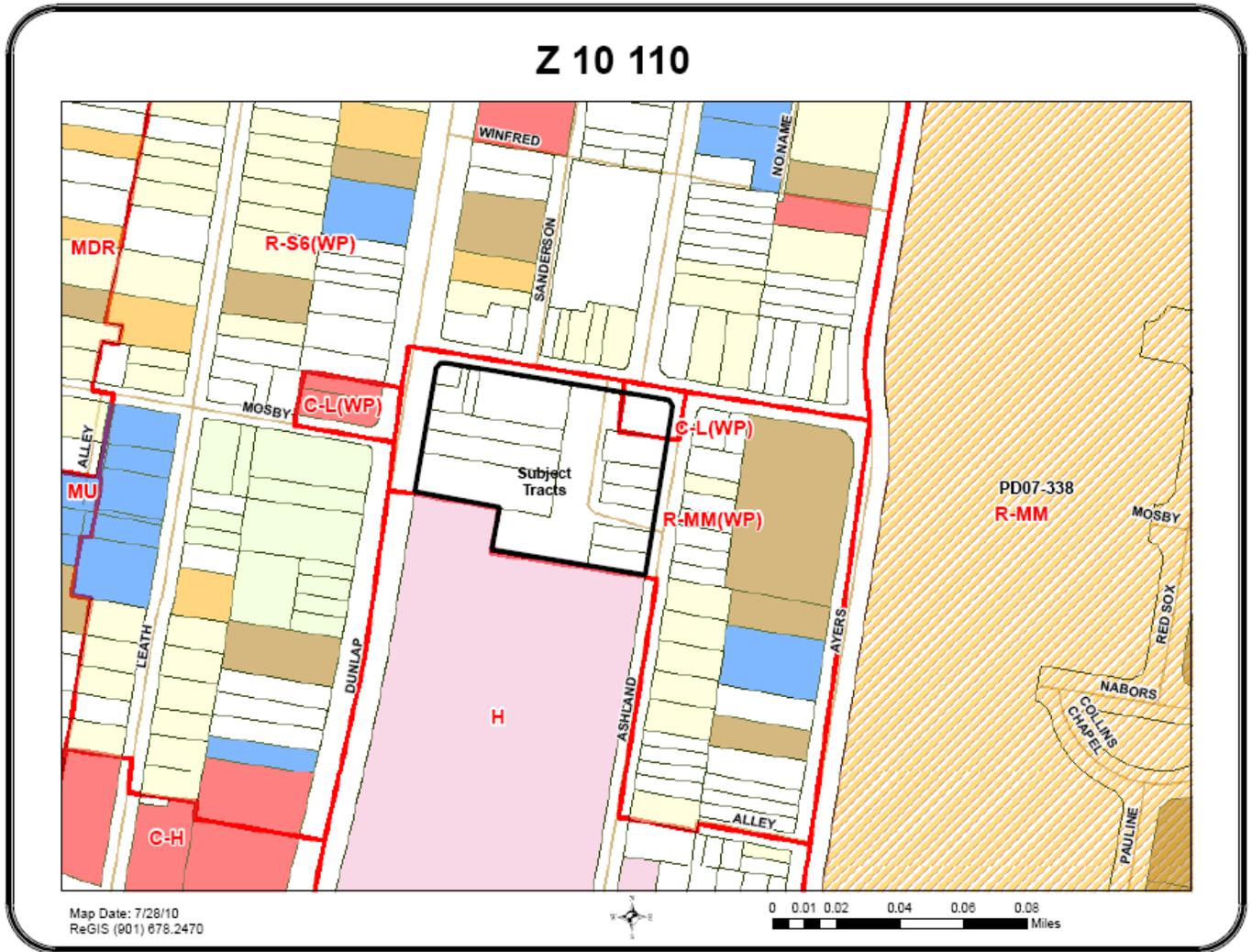
**APPROVAL**

1. Since the subject property is in the heart of the Medical Center area, this request is a logical extension of the Hospital zoning that abuts this site to the south. The applicant's representative has indicated that the intended re-development of this site is for a surface parking lot which will serve the employees of Methodist Le Bonheur Hospitals.
2. While a surface parking lot is not at the top of an Urban Planners list of favorite uses of land, the request to provide additional off-street parking for one of the major tenants of the Medical Center and its newly constructed Children's Hospital is a reasonable one.
3. With the combination of requirements for surface parking lots in the Landscape Ordinance, and the Tree Ordinance, there is every reason to believe that the expansion of the existing parking lot to this site will blend in as part of the overall Le Bonheur campus.

Staff: Don Jones

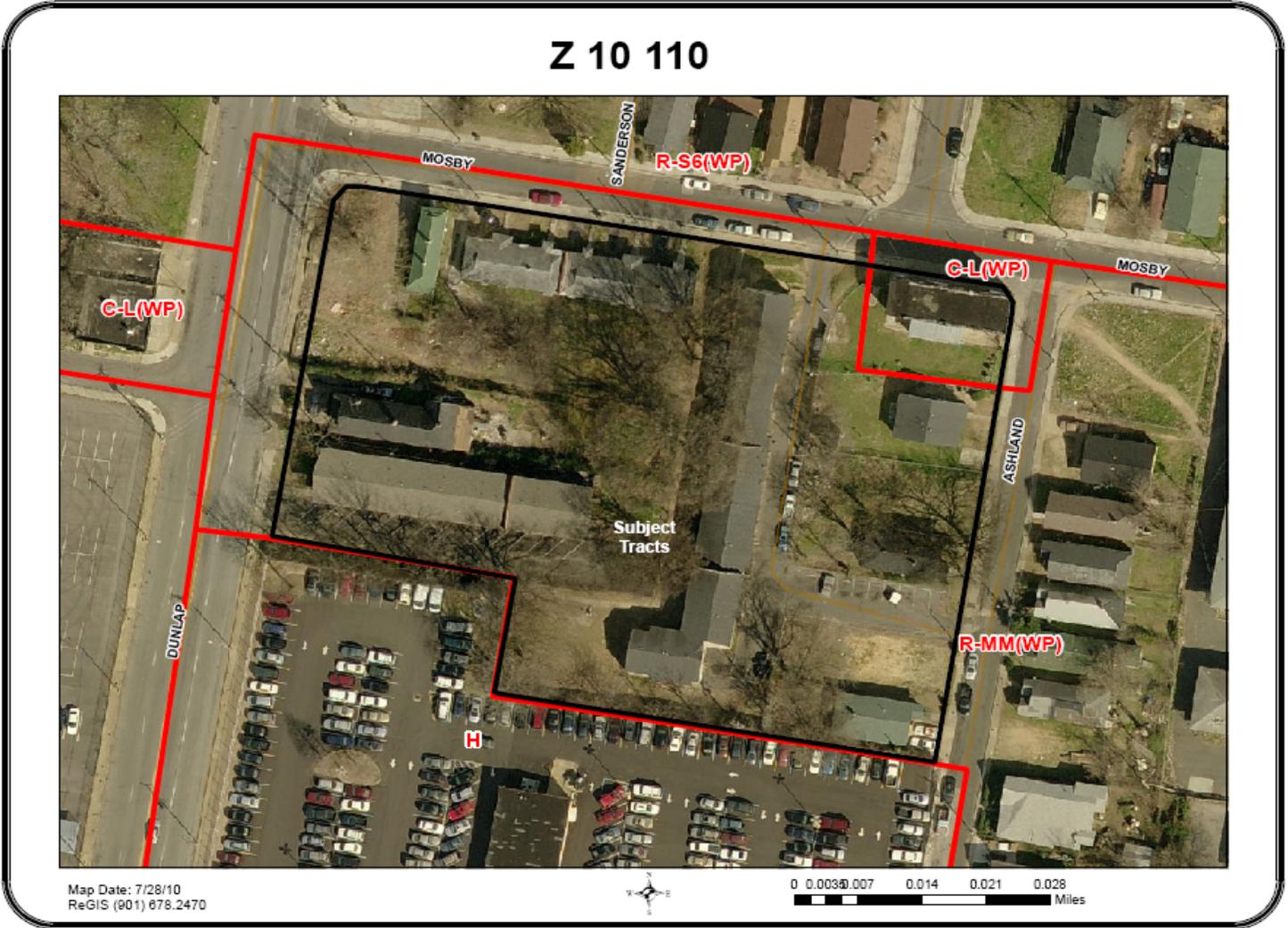
E-Mail: john.jones@memphistn.gov

### LAND USE & ZONING MAP

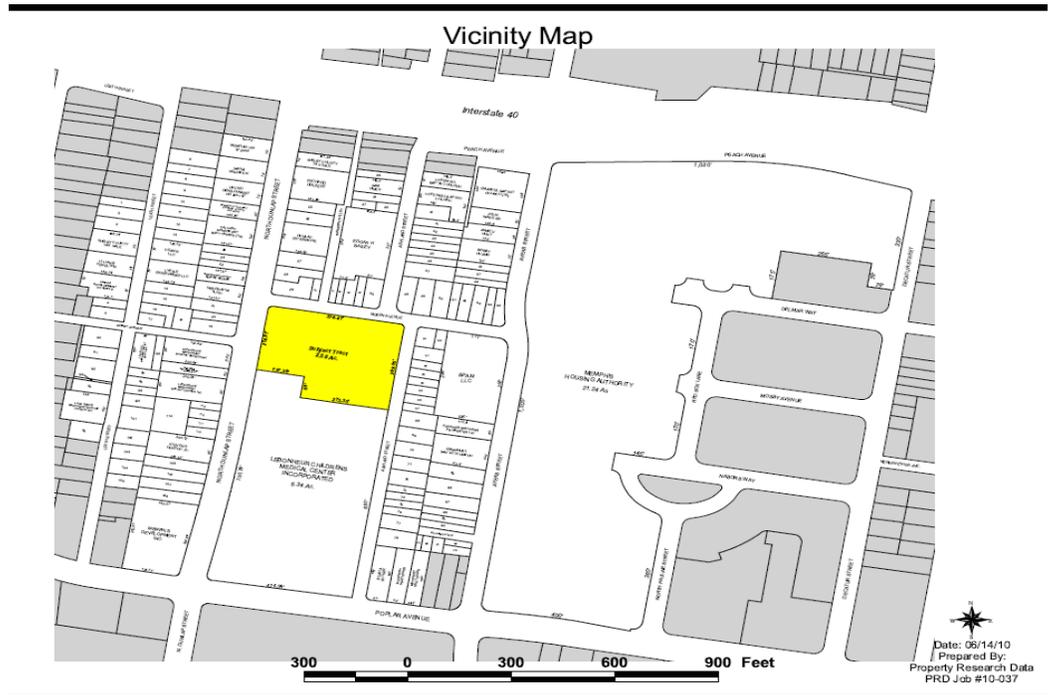
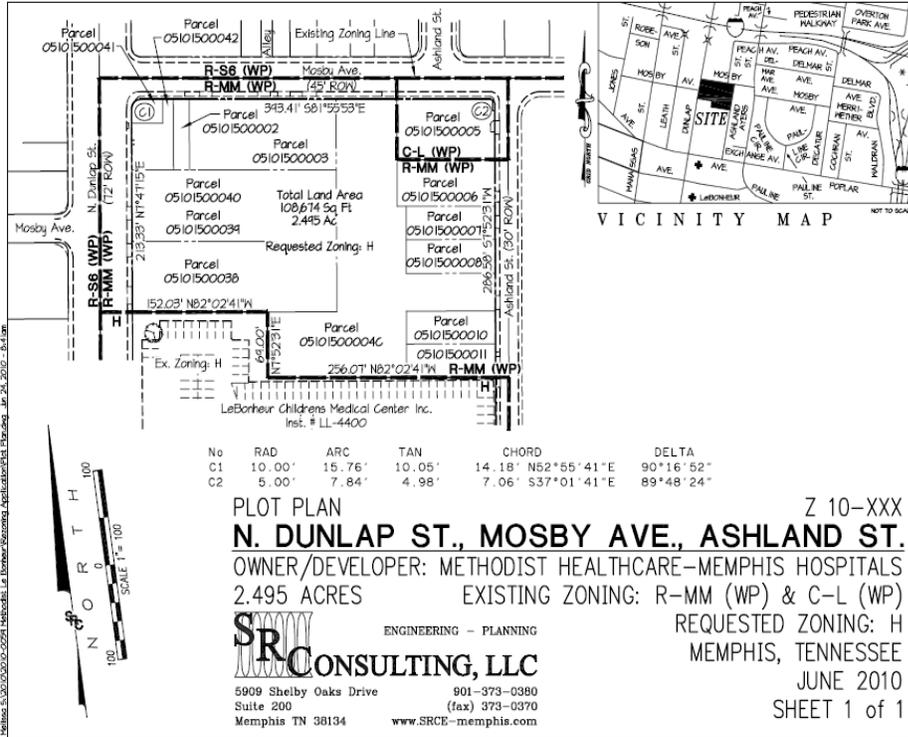


#### SURROUNDING USES AND ZONING:

- North:** Single Family dwellings and vacant land in the Single Family Residential (R-S6) with the Winchester Park (WP) and Medical Center (MO) Overlay District
- East:** Single Family dwellings and vacant land in the Multiple Dwelling Residential (R-MM) with the Winchester Park (WP) and Medical Center (MO) Overlay Districts
- South:** Medical Office and accessory parking area in the Hospital (H) with the Winchester Park (WP) and the Medical Center (MO) Overlay Districts
- West:** Commercial uses in the Local Commercial (C-L) and vacant land in the Single Family Residential (R-S6) with the Winchester Park (WP) and Medical Center (MO) Overlay Districts



**Aerial of Subject Site showing former use as Multi-Family, Single Family and non-residential buildings – buildings have been razed- site is current vacant awaiting redevelopment as employee parking**



Pictures of Site:

Dunlap Frontage



Mosby Frontage



### Ashland Frontage



### **STAFF ANALYSIS:**

#### General Location and Site Characteristics:

The subject property is located on the south side of Mosby Avenue between Dunlap Street and Ashland Street in the Medical Center District of Memphis. The site is composed of some 14 parcels which equal approximately 2.5 acres of land.

The subject once contained multi-family and single family residential buildings and a non-residential use which was located at the southwest corner of Mosby Avenue and Ashland Street.

Currently the site is vacant with the exception of some temporary storage containers which are on site as a part of the conversion to a parking lot to serve the employees of the newly constructed Le Bonheur Hospital.

Current Zoning:

The majority of the site is zoned Multiple Dwelling Residential (R-MM). One parcel located at the southwest corner of Mosby Avenue and Ashland Street is zoned Local Commercial, (C-L).

In addition to the two base zoning districts indicated above, the subject property is further regulated by two Overlay Zones; Winchester Park and the Medical Overlay District.

*Winchester Park* (ZTA 94-002) is designed to promote the re-use of smaller inner city lots that would otherwise be deemed non-conforming for redevelopment as Single Family Detached Homes.

*Medical Overlay District* ( ZTA 06-002) was adopted to support the investment efforts of various institutional uses in the area to transform this area into a World Class Medical Research Campus. Certain streets, or segments of those streets such as Union Avenue, Poplar Avenue, Pauline Street and Dunlap have been identified as key streets in this revitalization strategy. As such, the regulations provide instruction on building and parking placement and the incorporation of building elements such as windows and doors.

Even when the proposed use is not on a “designated frontage” there are general guidelines to be met such as fencing and landscaping materials.

Review of Requested Use:

The request is to rezone this site to the Hospital District. The H designation is intended to promote primarily hospital and health-related uses within a defined area. Being located within the heart of the Medical Center area, this request is a logical extension of the Hospital zoning that abuts this site to the south. In addition to Hospital and medically related uses, the H District also permits a number of commercial uses such as banks, and restaurant uses that are integral to a medical center use. The applicant’s representative has indicated that the intended re-development of this site is a surface parking lot which will serve the employees of Methodist Le Bonheur Hospitals.

While a surface parking lot is not at the top of an Urban Planners list of favorite uses of land, the request to provide additional off-street parking for one of the major tenants of the Medical Center and its newly constructed Children’s Hospital is a reasonable one. And with the combination of the requirements for surface parking in the Landscaping Regulations of the Zoning Ordinance, and the Tree Ordinance, there is every reason to believe that the expansion of the existing parking lot to this site will blend in as part of the overall Le Bonheur campus.

In the larger view, the proposed use as a surface parking lot may serve as an interim use of the site. Recent investment into the area for the Legends Park mixed use development and the new hospital construction may serve as a catalyst for further construction that includes a building and structured parking.

**RECOMMENDATION:      APPROVAL**

**GENERAL INFORMATION:**

**Planning District:** Downtown-Medical Center

**Census Tract:** 23.00

**Street Frontage:** North Dunlap Street ---- +/- 215'  
Mosby Avenue ----- +/- 374'  
Ashland Street ----- +/- 289'

**Zoning Atlas Page:** 2430

**Parcel ID:** 051015 00002, 0515015 00003, 051015 00003, 051015 00004C,  
051015 00005, 051015 00006, 051015 00007, 051015 00008,  
051015 00010, 051015 00011, 051015 00038, 051015 00039,  
051015 00040, 051015 00041, 051015 00042

**Zoning History:** The current R-MM and C-L or their predecessors date back to 1954. The Winchester Park Overlay was adopted by the Memphis City Council in June of 1994. The Medical Overlay District was adopted by the Memphis City Council in January of 2007.

**DEPARTMENTAL COMMENTS:**

The following comments were provided by agencies to which this application was referred:

<b>City Engineer:</b>	No comments received.
<b>City Fire Division:</b>	No comments received.
<b>City/County Health Department:</b>	No comments received.
<b>City Board of Education:</b>	No comments received.
<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Bell South:</b>	No comments received.
<b>Memphis Area Transit Authority (MATA):</b>	No comments received.

<b>OPD-Regional Services:</b>	No comments received.
<b>OPD-Comprehensive Planning:</b>	No comments received.
<b>Center City Commission:</b>	No comments received
<b>Memphis Bioworks/Memphis Medical Center</b>	No comments received
<u>Neighborhood Associations:</u>	
<b>Victorian Village Inc, CDC:</b>	We recommend approval as submitted.
<b>Uptown Neighborhood Association:</b>	No comments received
<b>North Memphis CDC:</b>	No comments received
<b>Winchester Park Community Association:</b>	No comments received
<b>Mid Inner City Association for Heritage:</b>	No comments received